



**MINUTES OF RANDWICK LOCAL PLANNING PANEL (PUBLIC) MEETING
HELD ON THURSDAY, 23 FEBRUARY 2023 AT 1PM**

Present:

Chairperson: Lindsay Fletcher

Expert Members: Jason Perica; Peter Romey;

Community Representatives: Kerri Hamer (Central Ward)

Council Officers present:

Manager Development Assessment	Mr F Ko
Coordinator Major Assessments	Mr S Cox
Executive Planner	Ms A Manahan

Acknowledgement of Country

The Acknowledgement of Country was read by the Chairperson.

Declarations of Pecuniary and Non-Pecuniary Interests

Nil.

Address of RLPP by Councillors and members of the public

Deputations were received in respect of the following matter:

D6/23	38 DUDLEY STREET, COOGEE (DA/145/2021)
Against	Cr Kathy Neilson
Objector	Mr Michael Shaw - 1st objector
Objector	Ms Alison Nahrung - 2nd Objector
Applicant	Mr Andrew Kidd

After the above speakers had addressed the Panel, the Chair advised that in accordance with the adopted RLPP Guidelines, the Panel was going to:

1. Close the public meeting; and
2. Move to the Coogee Room to deliberate and vote on the one item.

The public meeting was then closed at 1.41PM and the Panel moved to the Coogee Room to deliberate and vote on the item.

The resolutions, reasons and voting outcomes for each item on the agenda are detailed below:

Development Application Reports

**D6/23 Development Application Report - 38 Dudley Street, Coogee (DA/145/2021)
(DA/145/2021)**

RESOLUTION:

That the RLPP grant consent under Sections 4.16 and 4.17 of the Environmental Planning and Assessment Act 1979, as amended, to Development Application No. DA/145/2021 for alterations & additions to an existing dwelling including a first floor addition, swimming pool & garage at No. 38 Dudley Street, Coogee, subject to the development consent conditions attached to the assessment report and amended as follows:

Amend Conditions 2.c. to read:

2.c. Details of the dormer windows to bedrooms 2 and 3, including revised dormer roof, to reduce the distance it extends outwards from the roof plane shall be provided so as to achieve a minimum sill height of 1,200mm above finished floor level. Further, the width of dormer windows shall be reduced from 3,600mm to a maximum of 2,400mm.

Amend condition 4 to add the following sentence:

Existing stone blocks to be removed for the opening to the proposed garage are to be reused for the proposed stone wall to Dudley Street.

Add New Conditions 2.j., 2.k. and 63 as follows:

- 2.j. The rear pool shall be moved northward so that the surrounding landscape garden is a minimum of 1200mm wide (excluding any surround walls).
- 2.k. Details of the rear garden and lawn area adjoining the eastern boundary shall be provided to ensure the existing ground levels and vegetation in the proposed garden area adjoining the boundary fence are retained as far as practicable while still allowing side access past the dwelling.
63. The premises must only be used as a single residential dwelling and must not be used for dual or multi-occupancy purposes.

REASON:

The Panel has visited the site and considered the submissions (oral and written) and reviewed the assessment report prepared by Council officers that addresses the relevant matters detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979, as amended.

The majority of the Panel supports the application for the reasons given in the assessment report.

Additional conditions were imposed to address potential adverse heritage and privacy impacts and to ensure the use of the premises is as proposed.

Kerri Hamer opposed the majority view for the following reasons:

Whilst the proposed development fits within the guidelines of the R2 zoning, I believe a more sympathetic design would minimise the well-founded concerns raised regarding bulk, scale, privacy and heritage. The Heritage Item home is in a very prominent location including Dudley, Byron, Thomas Streets and Lette Park.

In my view, this is a lost opportunity to develop an addition and extension that would respect the contribution that this prominent home makes to the heritage area. A better design could provide a better model for future homes in Heritage areas facing similar issues.

A VOTE was taken and the names of the Panel members voting FOR and AGAINST were as follows:

FOR	AGAINST
L Fletcher	K Hamer
J Perica	

P Romey	
Total (3)	Total (1)

The meeting closed at 2.36pm.

CONFIRMATION OF MINUTES BY PANEL MEMBERS	
Lindsay Fletcher (Chairperson)	Jason Perica
Peter Romey	Kerri Hamer

